

PETER E GILKES & COMPANY

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TO LET

**FIRST FLOOR OFFICES
THE TREIST CENTRE
144 LYONS LANE
CHORLEY
PR6 0PJ**



Rentals from: £2,500pa - £3,500pa
Part inclusive

- Rentals are inclusive of heating, electricity and WIFI.
- Prominent building on the edge of Chorley Town Centre.
- Recently modernised and improved to stylish and attractive high standard.
- Easy in – Easy out Tenancies.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: First floor office accommodation accessed from a separate ground floor private front entrance with the accommodation providing six private offices, communal kitchen and male and female WC's.

The offices are located off an L-shaped central corridor with CAT5 cabling, lighting and carpeted throughout.

Location: Proceeding along Shepherds Way (A6) at the roundabout junction turn into Lyons Lane with the offices being 200m on the right-hand side.

Accommodation: The building has recently been modernised and refurbished to a high standard and includes male and female toilet and communal kitchen with telephone and power sockets in each office.

Office	Floor Area	Rental Per Annum	Availability
Office 1	14.8 sq m (160 sq ft)	£3,000pa	LET
Office 2	17.6 sq m (190 sq ft)	£3,500pa	LET
Office 3	13 sq m (140 sq ft)	£2,900pa	AVAILABLE
Office 4	13 sq m (140 sq ft)	£2,900pa	AVAILABLE
Office 5	11.5 sq m (124 sq ft)	£2,700pa	LET
Office 6	8.1 sq m (88 sq ft)	£2,500pa	LET

Tenancy

Arrangement: Tenants are required to enter into a Licence Agreement for an initial period of three months, which thereafter can be terminated on serving one calendar months' notice.

The all-inclusive rental includes heating, electricity and WIFI internet connection. The building is insured but Tenant's are required to insure the contents of their own offices.

Business Rates: Tenant's will be responsible for payment of Business Rates for each office which will be separately rated and therefore should qualify for Small Business Rates Relief. All interested parties should contact Chorley Borough Council's Business Rates Department on 01257 515151.

Lease Terms:

Rent: Payable monthly in advance with three months rent payable on commencement with one month's deposit together with a fee of £75 plus VAT towards the Licence Agreement cost.

VAT: Not payable.

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.